



**GOOSE CREEK ARCHITECTURAL REVIEW BOARD MEETING
MONDAY, APRIL 17, 2023 • REGULAR MEETING AT 6:00PM
City Hall - 519 N Goose Creek Boulevard**

BOARD MEMBERS: CHAIRPERSON JEN WISE, VICE CHAIRPERSON MARY KAY SOTO, DOUG DICKERSON, ARMANDO SOLARANA, ROBERT SMITH, TERI VICTOR

IN ACCORDANCE WITH THE FREEDOM OF INFORMATION ACT, THE ELECTRONIC AND PRINT MEDIA WERE DULY NOTIFIED, ALONG WITH A HARD COPY POSTED AT CITY HALL. SHOULD YOU HAVE QUESTIONS OR COMMENTS, PLEASE CONTACT PLANNING AND ZONING AT (843)797-6220

I. CALL TO ORDER & ROLL CALL

II. APPROVAL OF MINUTES

- a. ARCHITECTURAL REVIEW BOARD MEETING MINUTES - FEBRUARY 20, 2023

III. NEW BUSINESS

- a. NEW CONSTRUCTION - SHOPPES AT WATERS CREEK - ST. JAMES AVENUE (HIGHWAY 176)

IV. CLOSING REMARKS & ADJOURNMENT



Request for Architectural Review Board Agenda Item

To: Architectural Review Board

From: Lili Ortiz-Ludlum, Administrative Assistant

Please check one box

Regular Meeting

Special Meeting

Work Session

Please check one box, if applicable

Ordinance

Resolution

Proclamation

Request to Purchase

Ordinance/Resolution Title

ARCHITECTURAL REVIEW BOARD MEETING MINUTES - FEBRUARY 20, 2023

Background Summary

Financial Impact

Impact if denied

Impact if approved

Department Head:

City Administrator:

Signature & Date

Signature & Date

**MINUTES
CITY OF GOOSE CREEK
ARCHITECTURAL REVIEW BOARD
MONDAY, FEBRUARY 20, 2023, 6:00PM
MARGUERITE H. BROWN MUNICIPAL CENTER**

I. CALL TO ORDER

Chairperson Wise called the meeting to order at 6:00 p.m.

Present: Jen Wise; Robert Smith; Doug Dickerson; Mary Kay Soto; Terri Victor

Absent: Armando Solarana

Staff Present: Planning and Zoning Director Kendra Wise; Assistant to City Administrator Alexis Kiser

II. APPROVAL OF MINUTES: JANUARY 17, 2022

Motion: A motion was made to approve the minutes as submitted. **Moved by** Board Member Smith, **Seconded by** Board Member Soto

Discussion: None.

Vote: All voted in favor (5-0). Motion carried.

III. NEW BUSINESS

A. NEW CONSTRUCTION – CAROLINA AVENUE RETAIL VILLAGE – 121 CAROLINA AVE & S. GOOSE CREEK BLVD

The applicants, Eric Ladson, Losse Knight and Lee Rodriguez, presented the request and answered questions from the board.

Motion: A motion was made to approve the application as submitted contingent that the applicant works with staff regarding outside lighting in the parking area and along the property line and provide alternatives for the roll up doors. **Moved by** Board Member Soto, **Seconded by** Board Member Victor.

Discussion: None.

Vote: All voted in favor (5-0). Motion carried.

B. NEW CONSTRUCTION – DOLLAR GENERAL – ST JAMES AVE (HWY 176)

The applicant, Kelly Sellars, presented the request and answered questions from the board. It was stated signage would be a separate submittal. It was stated the civil site plan is the correct plan pertaining to dumpster configuration.

Motion: A motion was made to approve the application with the conditions that the applicant works with staff on coloring of the shutters, canopy and goose neck lighting; ensure continuity to all sides of the proposed structure; work with staff on the location of the light poles in the parking area; work with staff pertaining to a heavy buffer in the grassy area; work with staff with the color behind the Dollar General sign and the distance between the pilasters. **Moved by** Board Member Soto, **Seconded by** Board Member Dickerson.

Discussion: None.

Vote: All in favor (5-0). Motioned carried.

IV. CLOSING REMARKS & ADJOURNMENT

Ms. Kiser introduced the board to Mr. Joshua Graham, a student with the Clemson Architectural Program, who is interning with the City this semester. A board member inquired about the roll up doors as there was concerns on the first project and not the second. Ms. Kiser stated because the second project is strictly for loading and unloading for delivery purposes, and staff worked with them on site location.

Motion: A motion was made to adjourn. **Moved by** Board Member Smith; **Seconded by** Board Member Victor.

Discussion: None

Vote: All voted in favor. Motion carried (5-0).

The meeting adjourned at approximately 6:59 pm.

Date: _____

Jen Wise, Chair



Request for Architectural Review Board Agenda Item

To: CITY OF GOOSE CREEK ARCHITECTURAL REVIEW BOARD

From: ALEXIS KISER, ASSISTANT TO CITY ADMINISTRATOR

Please check one box

Regular Meeting

Special Meeting

Work Session

Please check one box, if applicable

Ordinance

Resolution

Proclamation

Request to
Purchase

Ordinance/Resolution Title

NEW CONSTRUCTION - SHOPPES AT WATERS CREEK - ST. JAMES AVENUE (HIGHWAY 176)

Background Summary

Financial Impact

Impact if denied

Impact if approved

Department Head:

City Administrator:

Signature & Date

Signature & Date



SUBMITTAL REQUIREMENTS ~ ARCHITECTURAL REVIEW BOARD

ALEXIS KISER

(843) 797-6220 x1123

akiser@cityofgoosecreek.com

DEAR APPLICANT, In order for Staff and the Architectural Review Board to be able to properly evaluate your project, the following information relevant to the project needs to be included on the Project Plans submitted for review.

Staff will review your submittal against the checklist as a means to ascertain if your submittal is deemed complete. Checklist items left unaddressed may result in a postponed review. The Director may waive or add additional requirements if further clarification is needed.

The Planning & Zoning Staff want to assure you that getting your project approved through ARB is their primary goal. Therefore, we ask that you complete the checklist and scope of work in its entirety for your project. They may make suggested modifications to your project if they feel that doing so will improve the likelihood of an approval.

PART I. PREPARE A COVERSHEET WITH THE FOLLOWING INFORMATION:

- Sheet Index,
- TMS# and Address,
- Existing Zoning District, setbacks, building height, site lot coverage,
- Scale used (1"=20' or 40'),
- Vicinity Map (Any Scale),
- North Arrow,
- Aerial Photo of Site in color.

PART II. PREPARE A FULLY COLORED SITE PLAN, CLEARLY AND LEGIBLY DRAWN TO SCALE WITH THE FOLLOWING INFORMATION:

- Dimensioned Property Lines,
- Any existing buildings w/ proposed use,
- All proposed improvements including, but not limited to buildings, sidewalks, parking spaces (numbered),
- Any other site details (i.e. screen walls, trash enclosures, dumpsters, trellises, loading, storage areas,
- Proposed Landscape Plan including location, size, and common name,
- Tree Survey (separate sheet please) including number of all hardwood trees at least 8 inches in diameter, and which trees will be removed, and which trees will remain,
- Buildings on adjacent site that are within 40 feet of any property line. Simple outline will suffice,
- Dimensioned setbacks of proposed building(s).

PART III. PREPARE EXTERIOR BUILDING ELEVATIONS FOR ALL FOUR SIDES OF THE BUILDING THAT ARE DRAWN CLEARLY AND LEGIBLY TO SCALE WITH THE FOLLOWING INSTRUCTIONS:

- Building Elevations with height and width dimensions,
- Doors and window locations,
- Roof Elements,
- 3-D dimensional analysis of building elevation with appropriate landscape materials shown,
- Proposed design details, including any pedestrian seating areas, awnings and other overhead weather protection measures, fences, walls, balconies, bay windows, building materials, colors, and proposed exterior lighting,
- North Arrow,
- Aerial Photo of Site in color.

PART IV: DRAWING FORMAT

- All drawings must be to scale and have a graphic scale,
- All sheets in the submittal must be the same size,
- Drawing Sheets must have a Title Block with project names, labeled for Architectural Review Board Review and submittal and revision dates

Please note this page must accommodate the ARB Scope of Work Form to be considered a valid application.



ARB SCOPE OF WORK FORM /

APPLICATION / INFORMATION SUMMARY

DEPARTMENT OF PLANNING AND ZONING 843-797-6220 EXT. 1118

P.O. Drawer 1768

519 N. Goose Creek Blvd.

Goose Creek, South Carolina 29445-1768

www.cityofgoosecreek.com

Fax: 843-863-5208

Property Address:		TMS No.: 222-00-00-184
Review request:	For:	Preliminary meeting date requested:
<input type="checkbox"/> Preliminary	<input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Alterations / Additions	<input type="checkbox"/> Appeal Decision of Architectural Review Board
<input checked="" type="checkbox"/> Final	<input type="checkbox"/> Color Change <input type="checkbox"/> Demolition <input type="checkbox"/> Other _____	

Property Owner: Harold T. & Rosie Dukes Family Trust	Daytime phone: 843-729-0492
Applicant: Steve Humbert	Daytime phone: 843-556-4828
ARB Meeting Representative: Steve Humbert	Contact Information : 843-556-4828
Applicant's mailing address: 2343 Eades Lane	
City: Charleston	State: SC Zip: 29414
Applicant's e-mail address: shdesigns@charleston.net	
Applicant's relationship: <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Design Professional <input type="checkbox"/> Contractor <input type="checkbox"/> Real Estate Agent/Broker <input type="checkbox"/> Other	

<p>Materials/Colors Used: (specific color(s)/manufacture #'s listed: samples must be presented to Board <input type="checkbox"/> attached) (Example: Building Materials, Exterior Colors, Landscaping, Lighting)</p> <p>See Sheet A08 for Colors and Materials</p>
<p>Scope of Work: (please give a detailed description)</p> <p>To develop and construct a 30,000 sf community shopping center with paving, grading drainage and landscaping in the Waters Creek area on St. James Avenue consisting of small shops of bennefit to the surrounding community.</p>

I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property or an authorized representative. I authorize the subject property to be posted and inspected, and the application to be heard by the Architectural Review Board of the City of Goose Creek on the date specified.

Applicant's signature: Steve Humbert Date: 03/21/23

Print name legibly: Steve Humbert

Please send completed application and supporting documents to Alexis Kiser at akiser@cityofgoosecreek.com



MEMORANDUM

TO: City of Goose Creek Architectural Review Board
FROM: Alexis Kiser, Assistant to City Administrator
RE: New Construction – Shoppes at Waters Creek (TMS# 222-00-00-184)
DATE: 4/11/2023

Staff has reviewed the submittal to the Architectural Review Board (ARB) and offers the following commentary:

General Conformance Analysis

1. The applicant is proposing a new retail shopping center consisting of four (4) structures along St. James Avenue (Highway 176) located on TMS# 222-00-00-184. The parcel is +/- 3.52 acres and is zoned General Commercial (GC) and this is an approved use.
2. The existing site conditions are vacant and cleared.
3. The built environment around this parcel includes the Waters at St. James Apartments and a medical building. Several sites surrounding this parcel are currently being developed and will include a townhome community, Pack Rat Self-Storage, and a Dollar General.
4. The total square footage of the new construction is approximately 30,845 sqft.

Architectural Review Design Guidelines Analysis

Site design

The Shoppes at Waters Creek will consist of four (4) buildings totaling approximately 30,845 sqft. The buildings are situated to St. James Avenue. Staff has concerns that the drive aisle between Building 100 and Building 200 may cause issues with circulation. Staff would recommend removing the five (5) parking spaces on the south side of Building 100 and shift the building down to accommodate more movability for vehicular traffic. The incorporation of outdoor dining to support the land uses outlined in the Village Node District of the Comprehensive Plan (2021). There are several locations in the site where parking is perpendicular to the right-of-way. An ornamental seat wall should be used, in addition to landscaping, to screen this from view.

Architectural theme

The proposed architectural theme for this development incorporates the existing built environment in terms of bulk, proportion, height, building materials, and design. The inclusion of a covered breezeway between Building 300 and Building 400 adds to the overall development. The renderings show a shade sail over the breezeway; the material and color must be provided to staff and must be architecturally similar to those shown in these submission documents.

Architectural interest

The development as a whole generally adheres to the guidelines for this section. The facades of the structures show variation every 30 feet through the use of canopies, building materials, proportion, and color. The applicant uses architectural details such as corbels and brick molding to enrich the character of the buildings. The use of windows above the metal canopies on several storefronts provides architectural interest across the building as a whole. The applicant shows different types of decorative lighting on the elevations but does not provide cut sheets detailing



the type or brand. These will need to be provided to staff prior to final approval and must be representative of what is shown in this submission package.

Building design

The proposed site has considerable road frontage along St. James Avenue. Most of the elevations demonstrate architectural interest on all sides to engage the roadway. The left elevation of Building 100 should include additional architectural features to better reflect the rear elevations of the other structures that face St. James Avenue. Additionally, §151.197 (D)(9)(b) states that exposed concrete masonry units are not a permitted material. The applicant should remove the 8" Split Faced Granite Block (material item labeled no. 2) and replace with the Gray Brick – Queen Size Morning Dove, Glen-Gery Brick (material item labeled no. 6). Doing this will not only meet the ordinance but create a continuous material base around the building and be more in line with the proposed architectural theme. The location of mechanical equipment is not shown on the submitted plans. If equipment is to be rooftop mounted, the applicant must ensure that it is completely screened from view using a parapet wall.

Site Elements

The current location of the refuse collection area is oriented towards the public right-of-way. The location should be moved to the south corner of the site, so it is not the focal point of the site. As discussed in the previous section, the location of mechanical equipment will need to be shown. If the equipment is to be ground mounted, the applicant must provide staff with screening options that meeting the architectural theme of the development. The applicant should strongly consider the incorporation of additional site elements such as benches, raised planters (especially on the rear elevations that are exposed to the fire safety lane), and public art where appropriate. The applicant shows lighting on the structures, however, does not show a lighting plan for the parking lot or the street frontage. The applicant should work with staff to determine the appropriate location of light poles in the parking lot and on the street frontage.

Additional Comments

Please be advised that compliance for landscaping and parking are **not** reviewed as apart of this staff report. These items must meet the Goose Creek Zoning and Land Use Ordinance and will be reviewed by staff during the site plan review phase. Given that the location of wall signage is integrated into the overall architectural design of the development, staff strongly encourages the applicant to comply with §151.084(G)(2)(b)1, that standardizes sign size, color, and copy font for the entire development.

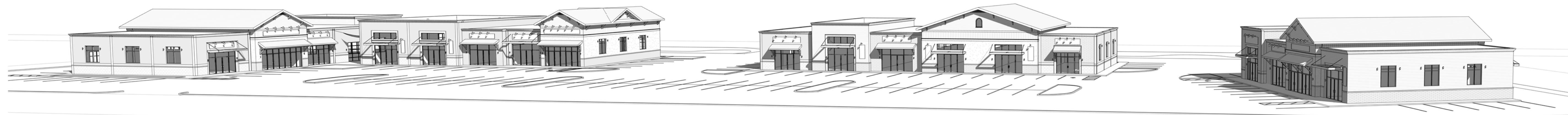
Staff Recommendation

Staff asks the Architectural Review Board to approve the application with the following conditions:

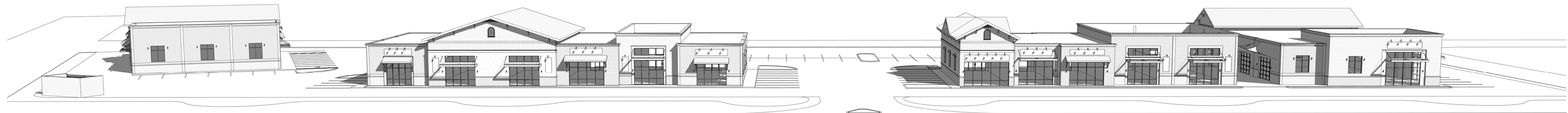
- Work with staff on the location of Building 100 to ensure safe and easy circulation around the development,
- Add low-ornamental walls, per the Goose Creek Zoning Ordinance to screen parking that is adjacent and perpendicular to St. James Avenue,
- Provide staff the material and color of the shade sails depicted between Building 300 and Building 400,
- Provide staff with manufacturer cut sheets of the lighting above signage area and on building façade that is architecturally similar to those depicted on the renderings,
- Work with staff to improve the side elevation of Building 100 that is visible from St. James Avenue either by adding additional architectural details or the inclusion of public art,



-
- Provide staff the location of all mechanical equipment and provide screening mechanisms that are architecturally integrated into the development,
 - Work with staff to determine the appropriate location of light poles for the parking area and along the St. James Avenue street frontage, and
 - Relocate the refuse from its current location adjacent to St. James Avenue to the southeast corner of the site behind Building 100.



2
 A01
 PERSPECTIVE FROM
 APARTMENTS



3
 A01
 PERSPECTIVE FROM ST.
 JAMES AVENUE

TITLE PAGE /NOTES

THE SHOPPES AT WATERS CREEK

TMS 222-00-00-184

GOOSE CREEK, SC

SQUARE FOOTAGE INFO	
PER BUILDING	
BUILDING 100	5692 Sqft
BUILDING 200	9375 Sqft
BUILDING 300	6892 Sqft
BUILDING 400	7988 Sqft
TOTAL	29947 Sqft

MUNICIPALITY:

CITY OF GOOSE CREEK
 519 N. GOOSE CREEK BLVD
 GOOSE CREEK, SC 29445
 843-797-6220

DESIGN TEAM:

CONCEPTUAL ARCHITECTURE:
 STUDIO K ARCHITECTURE
 910 NORTH MAIN ST
 PRINCETON, IL 61356
 815-872-2478

WORKING DESIGNS:
 ALICE B LANHAM ARCHITECTS
 2978 CANE SLASH RD
 JOHNS ISLAND, SC 29455
 843-795-8735
 STEVE HUMBERT
 DESIGN PROJECT MANAGER
 843-556-4828

CIVIL ENGINEERING:

ECO ENGINEERING LLC
 P.O. BOX 95
 DICKSON, TN 37056
 843-870-9496

STRUCTURAL/MECHANICAL ENGINEERING:

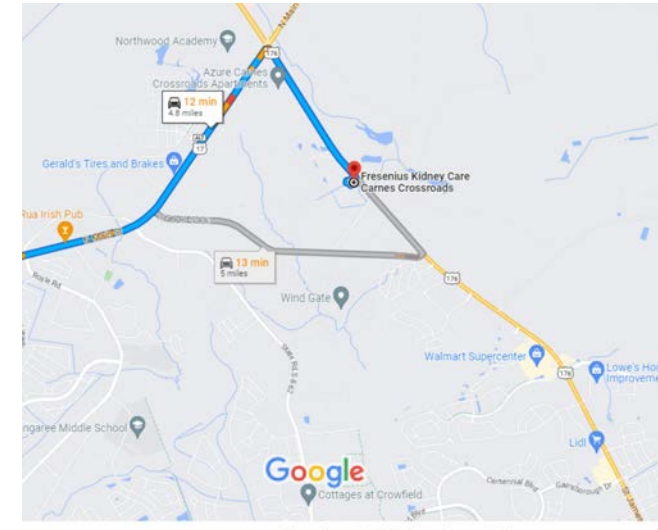
ECO ENGINEERING LLC
 P.O. BOX 95
 DICKSON, TN 37056
 843-870-9496

OWNER:

HAROLD T. & ROSIE DUKES
 FAMILY TRUST
 CHARLESTON, SC

EXISTING ZONING DISTRICT = GC
SETBACKS = 25' Road Frontage 15' Side
BUILDING HEIGHT = 28'- 5 1/4"
SITE LOT COVERAGE= 24% 35900 SF

VICINTY MAP/ AERIAL PHOTO



From US-17 Alt N/ N main St. turn Right onto St James Ave - Go 1 Mile
 Pass Waters Creek Way - 0.1 Mile
 The Shoppes at Waters Creek will be on the right - 300ft.



THE SHOPPES
 AT WATERS
 CREEK

GOOSE CREEK, SC

DATE	2023-0323
PROJECT #	23-1300
DRAWN	MZ
CHECKED	RK

REVISIONS

SHEET INDEX	
T1.1	TITLE PAGE /NOTES
S01	SITE PHOTO MAP
A01	PERSPECTIVE VIEW
A02	FLOORPLANS
A03	BLDG 100-200 ELEVATIONS
A04	BLDG 300-400 ELEVATIONS
A05	BLDG 100-200 PERSPECTIVE COLOR
A06	BLDG 300-400 PERSPECTIVE COLOR
A07	RENDERINGS
A08	MATERIAL SELECTIONS
L01	LANDSCAPE PLAN

Scale: N.T.S.



BECKSTONE APARTMENTS



COBBLESTONE APARTMENTS



MEDICAL BUILDING



THE WATERS AT ST JAMES
 APARTMENTS



SCALE



SHOPPES AT WATERS CREEK
 BUILDING 100



SHOPPES AT WATERS CREEK
 BUILDING 200



PACK RAT SELF STORAGE -
 PROPOSED LEFT FRONT



SHOPPES AT WATERS CREEK
 BUILDING 300-400

Site Photo Map

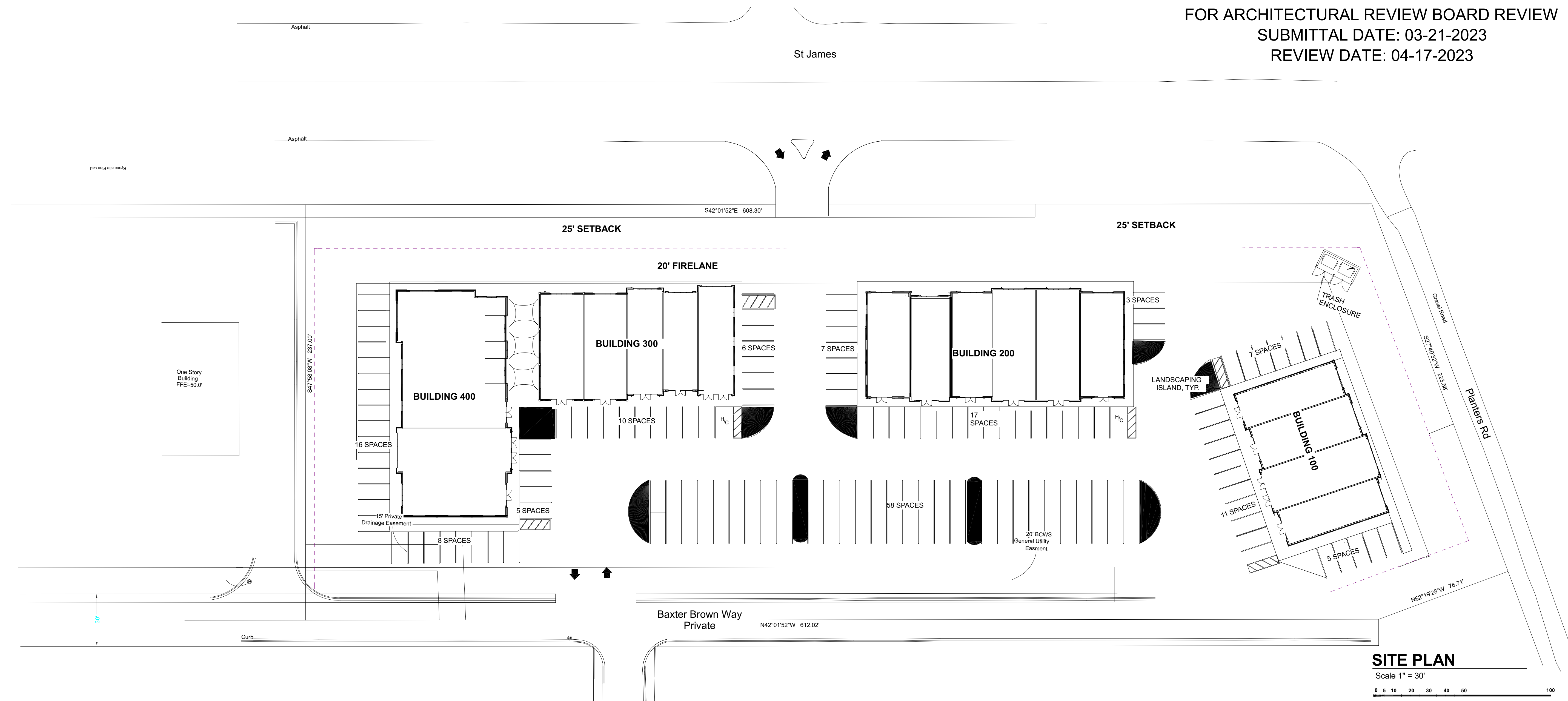
THE SHOPPES
 AT WATERS
 CREEK

GOOSE CREEK, SC

DATE 2023-0323
 PROJECT # 23-1300
 DRAWN MZ
 CHECKED RK

REVISIONS

Scale: N.T.S.



PERSPECTIVE VIEW 1

**THE SHOPPES
 AT WATERS
 CREEK**

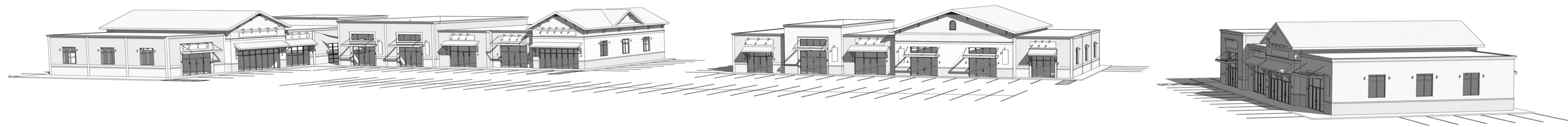
GOOSE CREEK, SC

SITE PLAN

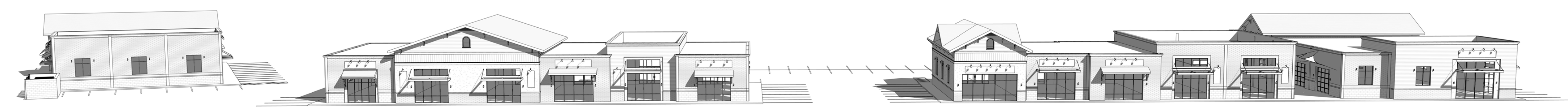
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DATE 2023-0323
 PROJECT # 23-1300
 DRAWN MZ
 CHECKED RK

REVISIONS

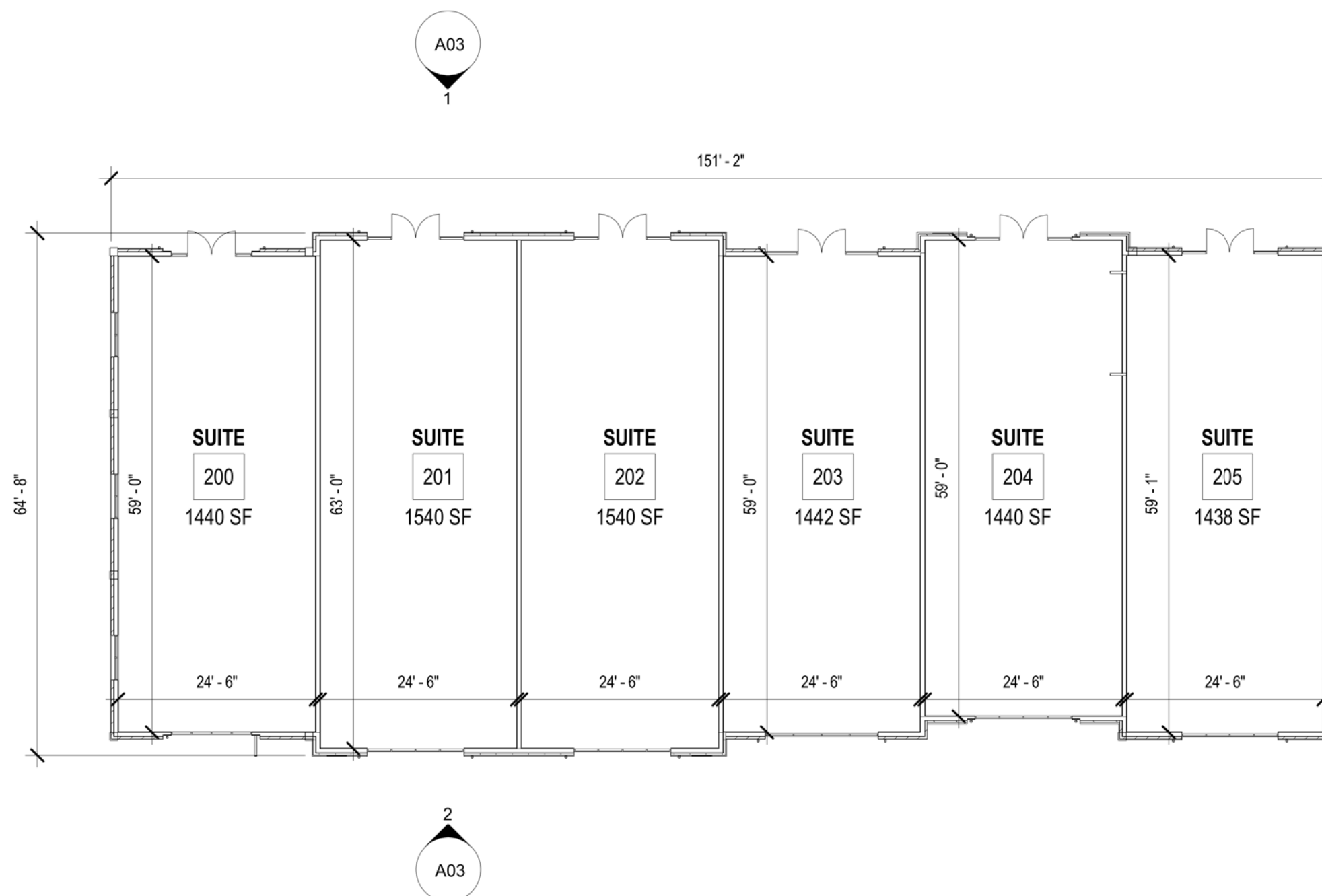
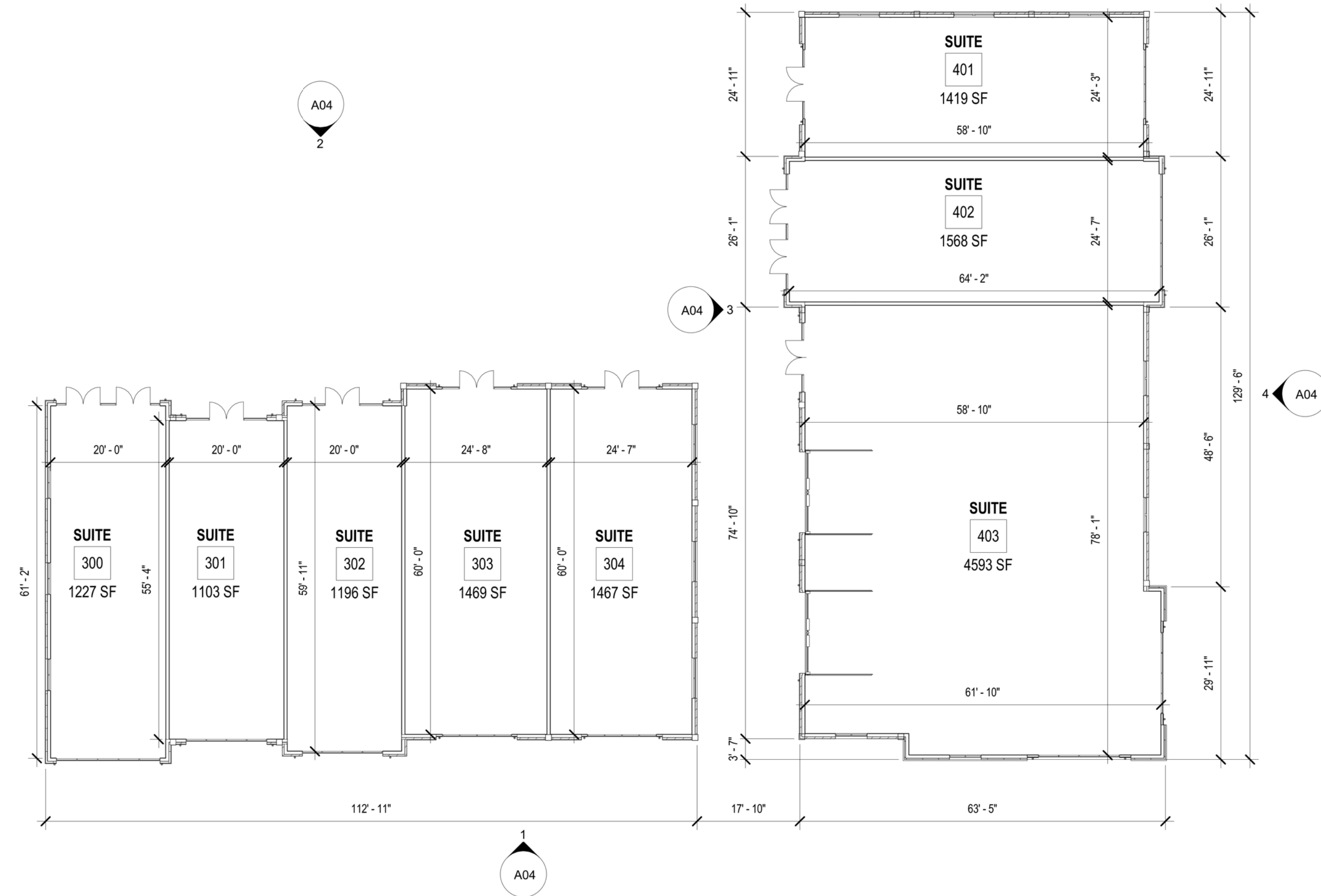
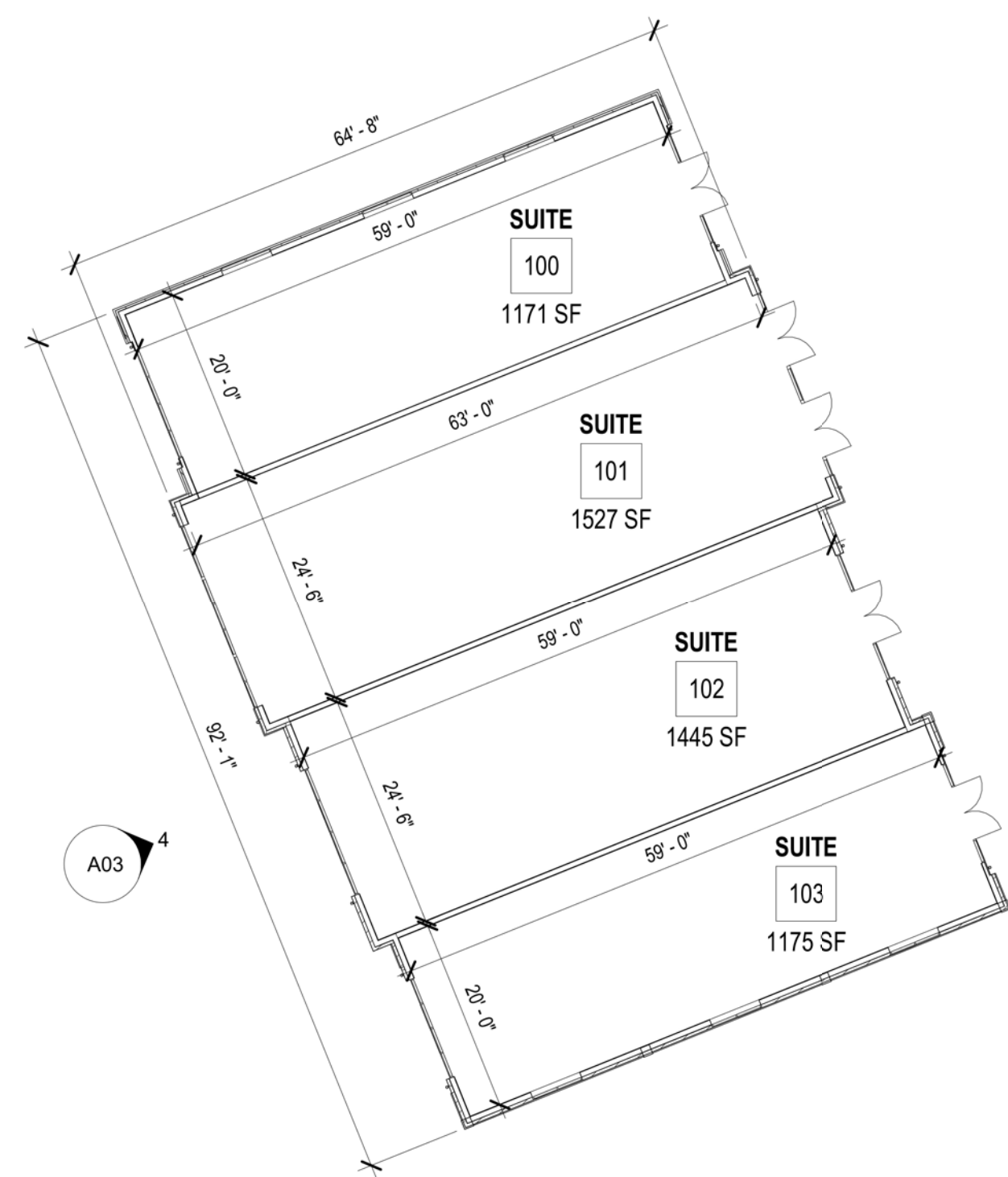


2
 PERSPECTIVE FROM PARKING LOT
 A01



3
 PERSPECTIVE FROM ST. JAMES AVENUE
 A01

Scale - See Sheet



FLOORPLANS

THE SHOPPES
 AT WATERS
 CREEK

GOOSE CREEK, SC

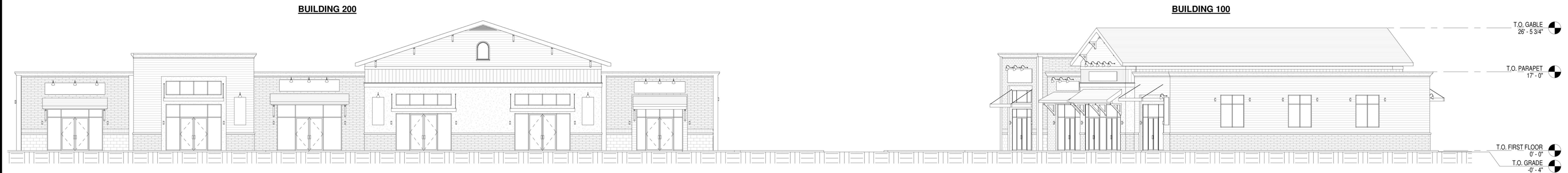
DATE 2023-0323
 PROJECT # 23-1300
 DRAWN MZ
 CHECKED RK

REVISIONS

Scale 1/16"=1'

A02

NOT FOR CONSTRUCTION



1
 A03
**BUILDING 100 & 200 - PARKING
 SIDE ELEVATION**
 3/32" = 1'-0"



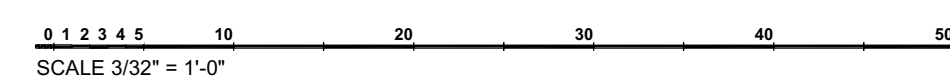
2
 A03
**BUILDING 100 & 200 - ST.
 JAMES AVE ELEVATION**
 3/32" = 1'-0"



3
 A03
**BUILDING 100 FRONT
 ELEVATION**
 3/32" = 1'-0"



4
 A03
**BUILDING 100 REAR
 ELEVATION**
 3/32" = 1'-0"



BLDG 100-200
 ELEVATIONS

THE SHOPPES
 AT WATERS
 CREEK

GOOSE CREEK, SC

DATE 2023-0323
 PROJECT # 23-1300
 DRAWN MZ
 CHECKED RK

REVISIONS

Scale 3/32" = 1'

NOT FOR CONSTRUCTION

A03



1
 BUILDING 300 & 400 - ST.
 JAMES AVE ELEVATION
 A04 3/32" = 1'-0"



2
 BUILDING 300 & 400 - PARKING
 SIDE ELEVATION
 A04 3/32" = 1'-0"



3
 BUILDING 400 FRONT
 ELEVATION
 A04 3/32" = 1'-0"



4
 BUILDING 400 REAR
 ELEVATION
 A04 3/32" = 1'-0"

0 1 2 3 4 5 10 20 30 40 50
 SCALE 3/32" = 1'-0"

BLDG 300-400
 ELEVATIONS

THE SHOPPES
 AT WATERS
 CREEK

GOOSE CREEK, SC

DATE 2023-0323
 PROJECT # 23-1300
 DRAWN MZ
 CHECKED RK

REVISIONS

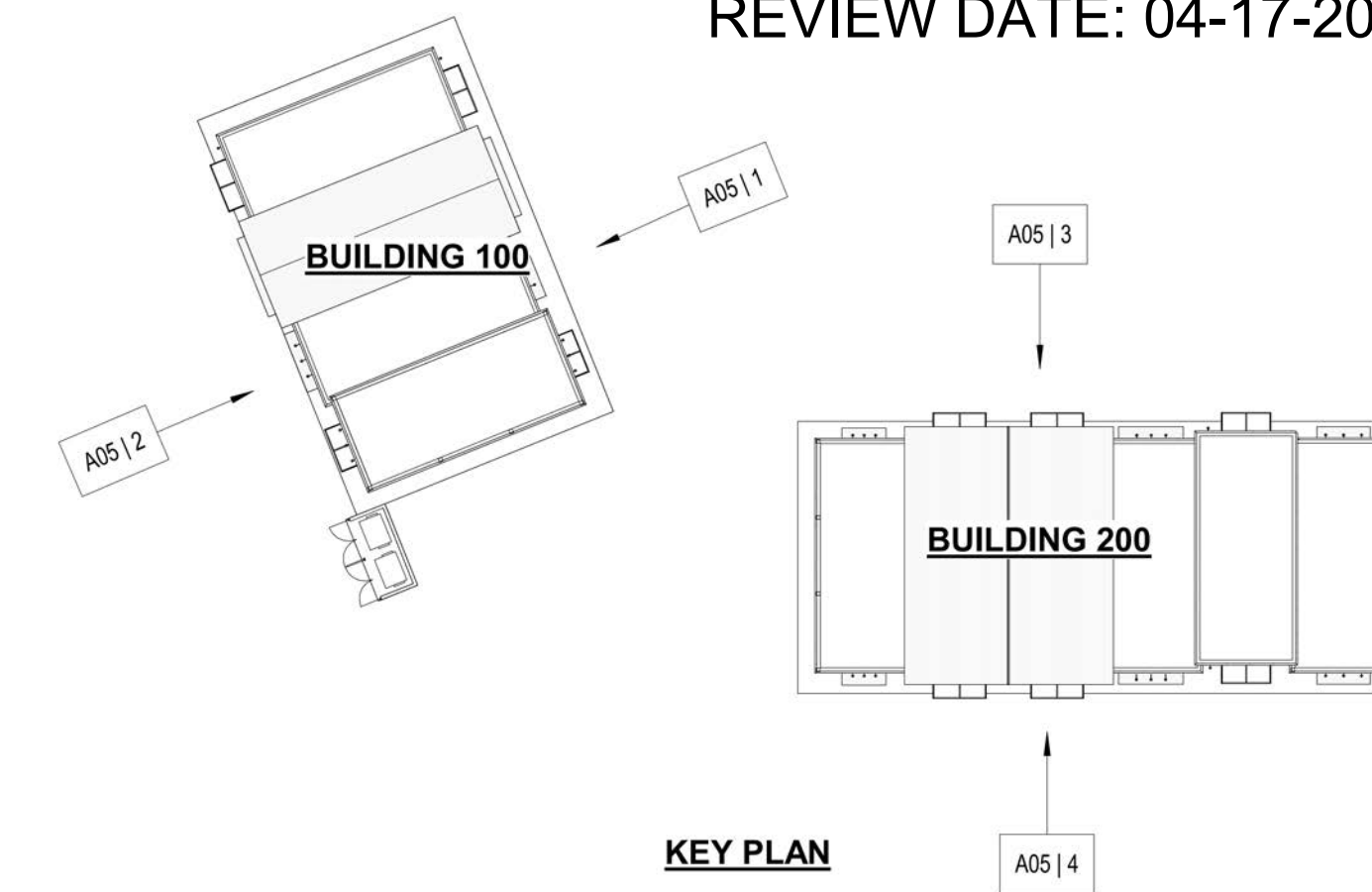
Scale 3/32" = 1'

NOT FOR CONSTRUCTION

A04

FOR ARCHITECTURAL REVIEW BOARD REVIEW
 SUBMITTAL DATE: 03-21-2023
 REVIEW DATE: 04-17-2023

studio^K
 ARCHITECTURE
 910 North Main St
 Princeton, IL 61356
 815 872 2478
 COMMERCIAL + CUSTOM RESIDENTIAL



1 BUILDING 100 PERSPECTIVE
 A05



BLDG 100-200
 PERSPECTIVE COLOR

2 BUILDING 100 PERSPECTIVE
 REAR
 A05



THE SHOPPES
 AT WATERS
 CREEK

GOOSE CREEK, SC

DATE 2023-0323
 PROJECT # 23-1300
 DRAWN MZ
 CHECKED RK

REVISIONS

3 BUILDING 200 PERSPECTIVE
 A05



Scale: N.T.S.

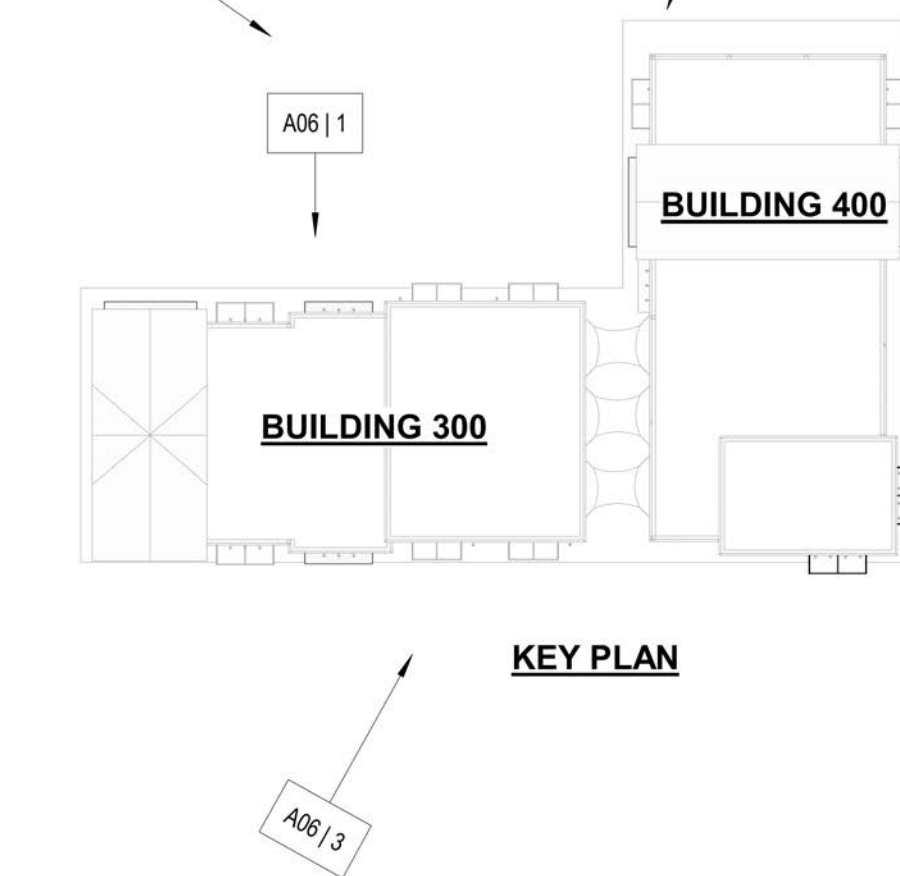
4 BUILDING 200 PERSPECTIVE
 REAR
 A05

Scale: N.T.S.
 SCHEMATIC DESIGN

A05

FOR ARCHITECTURAL REVIEW BOARD REVIEW
 SUBMITTAL DATE: 03-21-2023
 REVIEW DATE: 04-17-2023

studio^K
 ARCHITECTURE
 910 North Main St
 Princeton, IL 61356
 815 872 2478
 COMMERCIAL + CUSTOM RESIDENTIAL



1 BUILDING 300 PERSPECTIVE
 A06



2 BUILDING 300 & 400 PERSPECTIVE 1
 A06



3 BUILDING 300 & 400 PERSPECTIVE REAR
 A06



4 BUILDING 300 & 400 PERSPECTIVE 2
 A06

BLDG 300-400 PERSPECTIVE COLOR

THE SHOPPES AT WATERS CREEK

GOOSE CREEK, SC

DATE 2023-0323
 PROJECT # 23-1300
 DRAWN MZ
 CHECKED RK

REVISIONS

Scale: N.T.S.

Scale: N.T.S.
 SCHEMATIC DESIGN

A06

FOR ARCHITECTURAL REVIEW BOARD REVIEW
 SUBMITTAL DATE: 03-21-2023
 REVIEW DATE: 04-17-2023

studio^K
 ARCHITECTURE
 910 North Main St
 Princeton, IL 61356
 815 872 2478
 COMMERCIAL + CUSTOM RESIDENTIAL



BLDG. 200

BLDG. 100



BLDG. 100



BLDG. 200



BLDG. 400

BLDG. 300



BLDG. 400



BLDG. 300



Renderings

THE SHOPPES
 AT WATERS
 CREEK

GOOSE CREEK, SC

DATE 2023-0323
 PROJECT # 23-1300
 DRAWN MZ
 CHECKED RK

REVISIONS


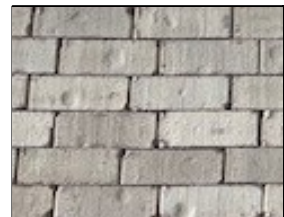
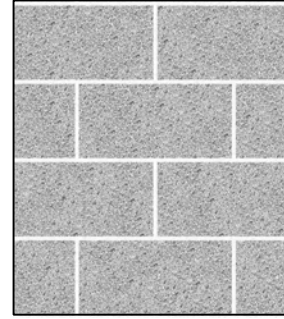

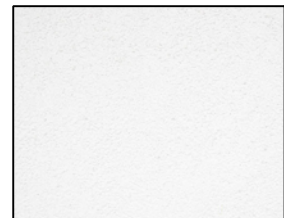

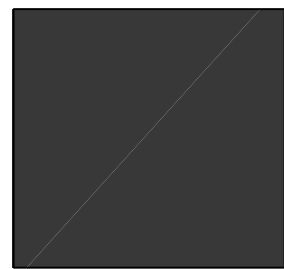

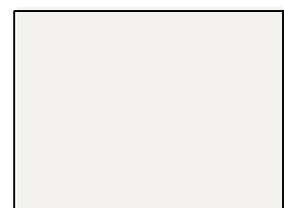
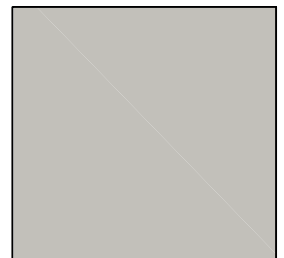
Scale: N.T.S.

Scale: N.T.S.
 NOT FOR CONSTRUCTION

A07



MATERIAL SELECTIONS

①		US Brick - Madrid Queen Size	⑥		US Brick Chateau Queen Size
②		8" Split Faced Granite Block	⑦		STUCCO SAND FINISH SW7654 LATTICE
③		STUCCO SAND FINISH SW 7005 PURE WHITE	⑧		STUCCO SAND FINISH SW 238-C2 - DRIFT OF MIST
④		Metal Awning - Charcoal Gray Standing Seam	⑨		Hardie Plank - Siding - Board & Batten SW238-C2 - DRIFT OF MIST
⑤		HARDI PLANK SIDING 6" EXPOSURE CEDAR MILL FINISH SW 7009 - PEARLY WHITE	⑩		Hardie Trim -5/4 x 10 SMOOTH FINISH SW 239-C5 SILVERPLATE

MATERIAL SELECTIONS

THE SHOPPES
 AT WATERS
 CREEK

GOOSE CREEK, SC

DATE 2023-0323
 PROJECT # 23-1300
 DRAWN MZ
 CHECKED RK

REVISIONS

Scale: N.T.S.

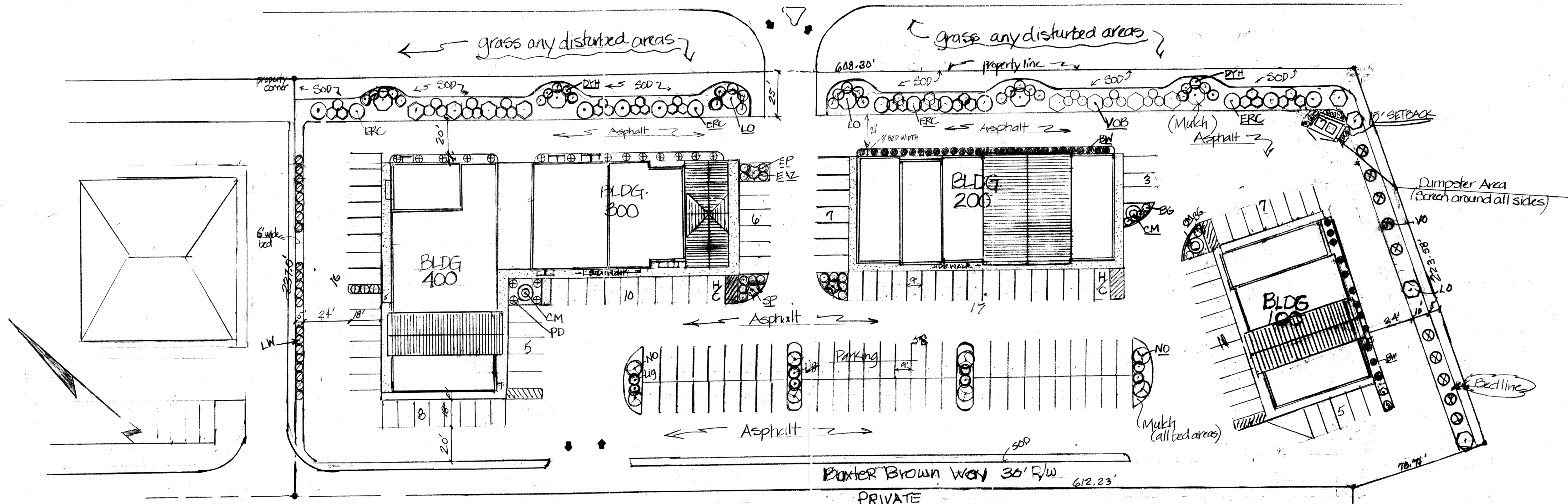
Scale: N.T.S.

A08

The Shoppes At Waters Creek

TMS # 222-00-00-184
 St. James Avenue
 Goose Creek, South Carolina

A.M. Jacobs Inc.
 Landscape Design and Construction
 P.O. Box 368, Ravenel, South Carolina 29470 phone 843-766-0497



NOTES:
 • CONTRACTOR SHALL CALL IN LOCATE BEFORE ANY DIGGING 1-800-922-0983
 • CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL NECESSARY LICENSES AND INSURANCE TO COMPLETE THE WORK
 • CONTRACTOR RESPONSIBLE FOR VERIFYING COUNTS AND QUANTITIES ON PLANTS, TREES AND SOD AREAS.
 • CONTRACTOR SHALL PROVIDE FINE GRADING TO PROVIDE POSITIVE DRAINAGE.

Landscape design plan
 SHEET 1 of 1

PLANT SCHEDULE	QTY	SIZE	CODE
Live Oak	9	2 1/2' cal. (canopy)	LO
Nuttall Oak	8	2 1/2' cal. (canopy)	NO
Sabal Palmetto	3	12' hurricane cut	SP
Crape Myrtle 'Natchez'	3	25 gal. (understory)	CM
Ligustrum-wax leaf	21	15 gal.	Lig
Muhly grass 'pink'	27	3 gal.	MG
Encore Azaleas	14	3 gal.	EAZ
Dwarf Yaupon Holly	30	7 gal.	DYH
Breezegrass	9	3 gal.	BS
Podocarpus	25	7 gal.	PD
Eastern Red Cedar	13	15 gal. understory	ERC
Viburnum odoratissimum	8	15 gal. understory	VOB
Viburnum odoratissimum	10	7 gal.	VO
Boxwood wintergreen	29	3 gal.	BW
Ligustrum waxleaf	21	7 gal.	LW

Mulch: 3" depth Finestraw or dark brown shredded hardwood
 Grass: SOD areas as per plan
 MARCH 16, 2023 A.M. JACOBS INC. 843-766-0497 office

The Shoppes at Waters Creek
 TMS# 222-00-00-184
 St. James Avenue
 Goose Creek, S.C.

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 Date: 3/26/23
 Project 23-1820
 Designed by: RJ
 Drawn by: RJ
 Checked by: RJ

Scale: 1" = 30'



L01